

Consideration: \$404,000.00

This instrument prepared by:
Norman W. Lipscomb
Gulf States Paper Corporation
P. O. Box 48999
Tuscaloosa, Alabama 35404-8999
Source of Title:

QQ	Q	SEC	T	R
N ½	NW ¼	31	21S	1E
SE ¼	NW ¼	31	21S	1E

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED



20050216000076780 Pg 1/2 418.00
Shelby Cnty Judge of Probate, AL
02/16/2005 14:44:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the exchange of like-kind lands and other good and valuable consideration in hand paid by **FRANK C. ELLIS, JR., LLC** to **GULF STATES PAPER CORPORATION**, a Delaware corporation, the receipt of which is hereby acknowledged, the undersigned GRANTOR, **GULF STATES PAPER CORPORATION**, has this day bargained and sold and by these presents does hereby grant, bargain, sell and convey unto the said **FRANK C. ELLIS, JR., LLC**, surface rights only in and to the following described tracts or parcels of land lying and being in Shelby County, Alabama and more particularly bounded and described as follows:

SURFACE RIGHTS ONLY IN AND TO:

All of the N ½ of the NW ¼; and the SE ¼ of the NW ¼ of Section 31, Township 21 South, Range 1 East, Shelby County, Alabama.

GRANTOR RESERVES a 30-foot wide ingress and egress easement along an existing woods road located in the northeast corner of the NE ¼ of the NW ¼ of Section 31, Township 21 South, Range 1 East, Shelby County, Alabama. The term of the right-of-way reservation shall be 12 years from the date of the deed of conveyance.

SUBJECT TO all planning, zoning, health and other governmental regulations, if any, affecting subject property.

SUBJECT TO all rights-of-ways and easements that may be of record or in evidence through use.

SUBJECT TO any encroachments, overlaps, boundary line disputes, possession by other parties, or other matters which would be disclosed by an accurate survey or inspection of the premises.

GRANTOR RESERVES unto itself, its successors or assigns, all oil, gas, and minerals, and mineral and mining rights that it may own.

TO HAVE AND TO HOLD, all and singular, the above-mentioned and described premises, together with the appurtenances, unto the said Grantee, its successors or assigns forever. The Grantor hereby covenants and agrees with Grantee, its successors and assigns,

that the Grantor, its successors and assigns, will warrant and defend the above-described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the said **GULF STATES PAPER CORPORATION** has hereunto set its signature by James J. King, Jr., its Vice President, who is duly authorized on this the 15th day of February, 2005.

ATTEST:

By: Elizabeth Shaw

Its: Secretary

GULF STATES PAPER CORPORATION

By: James J. King, Jr.

Its: Vice President

STATE OF ALABAMA)

TUSCALOOSA COUNTY)

I, the undersigned authority, a Notary Public in and for said county, in said state, hereby certify that James J. King, Jr., whose name as Vice President of **GULF STATES PAPER CORPORATION**, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he with full authority executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 15th day of February, 2005.

Rhonda P. Lancaster

Notary Public

My commission expires: 3/4/06

Ad Valorem Tax Notice regarding the subject real estate should be delivered to:

Frank C. Ellis, Jr., LLC
P.O. Box 587
Columbiana, Alabama 35051